



# **What is Changing for MEP Trades**

# MEP Permits

Permits issued in Hansen (Required separate MEP permits – re-opened Hansen)

Always pull your MEP permit with inspections

Permits issued in BuildSA (Separate MEP depends on record)

**Combination Permit** – MEP inspections and fees are on the building permit – no separate MEP permits

**Standalone permit** – Unrelated to a building permit – separate MEP permits like in Hansen

# Combination Permits

## Combination

- Commercial building permit
- New Residential home

## Standalone MEP

- Residential Improvements (carports, decks, small additions, (over the counter with no Plan Review)
- Any HVAC work unrelated to permitted construction

# Combination Permits

## Applicant Applies for Commercial or Residential Project

**1. Plan Review** occurs using electronic plans

**2. Building Permit fees** are paid and permits are issued

**3. All MEP inspections** are added to permits and on hold

**4. General Contractor** is added to Permits if applicable

**5. MEP Contractors** are added to permits and may pay MEP fees (already paid for Residential at issuance.)

**6. MEP inspections** are then available to be scheduled by the added MEP Contractors

**7. LOC or COO** automated / issued

# Fee Changes – only for Commercial building permits

- Change for Commercial Building Permits
- MEP fees based on **square footage of commercial building**
- **Phased Construction** (sitework, foundation, shell IFO) MEP fees are paid as a percentage for each phase (no mechanical fees on sitework or foundation work)
- MEP fees reduced for **S occupancies**
- MEP fee increased for **R1 and R2**
- Fee schedule is on-line

## MEP fees on a Commercial Building Permit

Square Footage Ranges	Mechanical	Electrical	Plumbing
≤ 1,000 sq. ft.	\$100.00	\$100.00	\$100.00
per additional 1,000 over 1,000	\$5.00	\$5.00	\$5.00
≤ 5,000 sq. ft.	\$120.00	\$120.00	\$120.00
per additional 1,000 over 5,000	\$15.00	\$15.00	\$15.00
≤ 10,000 sq. ft.	\$195.00	\$195.00	\$195.00
per additional 1,000 over 10,000	\$20.00	\$20.00	\$30.00
≤ 25,000 sq. ft.	\$495.00	\$495.00	\$645.00
per additional 1,000 over 25,000	\$30.00	\$30.00	\$35.00
≥ 50,000 sq. ft.	\$1,245.00	\$1,245.00	\$1,520.00
per additional 5,000 over 50,000	\$35.00	\$35.00	\$40.00

### Commercial Building Partial Permits – Site Work, Foundation and Shells

For partial/phased commercial permits, the department proposes to use the above fee structure, but charge the MEP fees as follows within BuildSA/Accela:

- Site work: 10% of Electrical & Plumbing fees only
- Foundation: 10% of Electrical & Plumbing fees only
- Shell: 80% of Electrical & Plumbing and 100% of Mechanical fees
- Interior Finish Out: 100% of MEP fees
- For example, a phased project with Site work equal to 50,000 square feet with electrical work indicated by customer:
  - 50,000 sq. ft. base fee = \$1,245.00
    - Electrical Fee: \$100 \* 10% = \$124.50


# TOP THINGS TO KNOW

## Pay Later Option

Home Land Development **Building** Fire

Search Applications Create an Application

### Application Fees



Fees	Qty.	Amount	
COM-PRJ-APP20-39801389 - Commercial Project Application			<a href="#">Pay Later</a>
Base Fees			<a href="#">Pay Later</a>
Plan Review Commercial Building New Fee (i) (Invoice #:33814 )	114.4	\$114.40	
Surcharge Development Services Fee (i) (Invoice #:33814 )	1	\$3.43	
Surcharge Technological Improvement Fee (i) (Invoice #:33814 )	1	\$3.43	